

093.0

0002

0011.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

571,200 / 571,200

USE VALUE:

571,200 / 571,200

ASSESSED:

571,200 / 571,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAPRIO PHYLLIS G TR
Owner 2:	TR OF CAPRIO FAMILY TR
Owner 3:	

Street 1: 92 OVERLOOK RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,540 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Aluminum Exterior and 1013 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5540		Sq. Ft.	Site		0	70.	1.06	5									410,339						410,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							60203
GIS Ref							
GIS Ref							
Insp Date							10/25/18

PREVIOUS ASSESSMENT										Parcel ID	093.0-0002-0011.0		!7594!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT		LAST REV	
2020	101	FV	160,900	0	5,540.	410,300	571,200	571,200	Year End Roll	12/18/2019	Date		Date	
2019	101	FV	127,900	0	5,540.	416,200	544,100	544,100	Year End Roll	1/3/2019	Time		Time	
2018	101	FV	127,900	0	5,540.	310,700	438,600	438,600	Year End Roll	12/20/2017	12/10/20		22:12:56	
2017	101	FV	127,900	0	5,540.	281,400	409,300	409,300	Year End Roll	1/3/2017	Prior Id # 1:		Prior Id # 2:	
2016	101	FV	127,900	0	5,540.	269,700	397,600	397,600	Year End	1/4/2016	Prior Id # 3:		Prior Id # 1:	
2015	101	FV	112,500	0	5,540.	228,600	341,100	341,100	Year End Roll	12/11/2014	Prior Id # 2:		Prior Id # 3:	
2014	101	FV	112,500	0	5,540.	216,900	329,400	329,400	Year End Roll	12/16/2013	apro		7594	
2013	101	FV	112,500	0	5,540.	206,300	318,800	318,800		12/13/2012	ASR Map:		Fact Dist:	

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
	15912-442		12/1/1984				1	No	No	F							

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
10/25/2018		Inspected							CC	Chris C			
10/1/2018		MEAS&NOTICE							BS	Barbara S			
12/10/2008		Meas/Inspect							163	PATRIOT			
10/31/2000		Hearing N/C							201	PATRIOT			
2/2/2000		Meas/Inspect							263	PATRIOT			
7/31/1993									AJS				

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

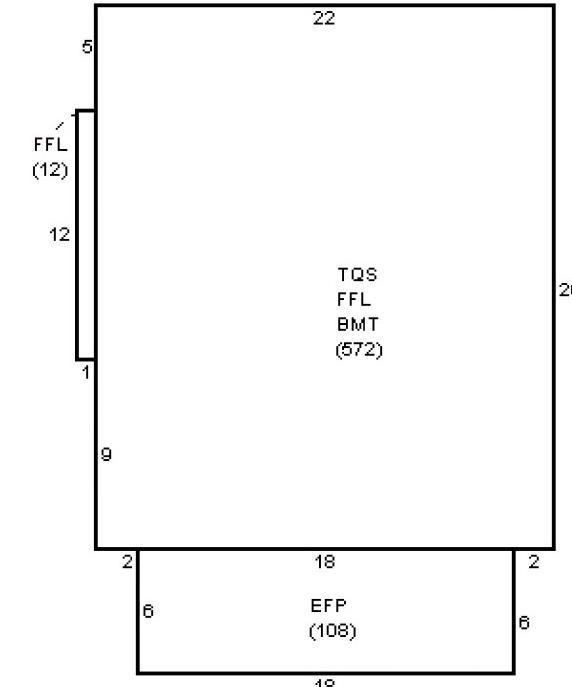
EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:	S - Size	10. %
Economic:		%
Special:		%
Override:		%
	Total:	37.9 %

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	5	2	

RES BREAKDOWN

CALC SUMMARY		COMPARABLE SALES			
Basic \$ / SQ:	130.00	Rate	Parcel ID	Typ	Date
Size Adj.:	1.35000002				Sale Price
Const Adj.:	0.98000199				
Adj \$ / SQ:	171.990				
Other Features:	49750				
Grade Factor:	1.00				
NBHD Inf:	1.00000000				
NBHD Mod:		WtAv\$/SQ:	AvRate:	Ind.Val	
LUC Factor:	1.00				
Adj Total:	259039	Juris. Factor:		Before Depr:	171.99
Depreciation:	98176	Special Features:	0	Val/Su Net:	95.04
Depreciated Total:	160863	Final Total:	160900	Val/Su SzAd	158.84

PARCEL ID

093.0-0002-0011.0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	584	171.990	100,442						
BMT	Basement	572	51.600	29,514						
TQS	3/4 Story	429	171.990	73,784						
EFP	Enclos Porch	108	51.380	5,550						
Net Sketched Area:					Total:		209,290			
Size Ad	1013	Gross Are	1836	FinArea	1013					

IMAGE**AssessPro Patriot Properties, Inc**